



# FOR LEASE

2821 - 3 Avenue NE, Bay 4, Calgary, AB

**Jason Natale** | Vice President  
403.402.3129 | [jnatale@cdnglobal.com](mailto:jnatale@cdnglobal.com)

**Ethan Fong** | Associate  
604.910.2128 | [efong@cdnglobal.com](mailto:efong@cdnglobal.com)

**CDNGLOBAL**<sup>®</sup>  
Commercial Real Estate Advisors



# PROPERTY HIGHLIGHTS



- Rare flex bay available for lease located in Central NE Calgary;
- Two (2) assigned parking stalls to the unit;
- 22' wide bay with one (1) washroom, fully sprinklered in the warehouse with nine (9) wall outlets;
- The unit is heated and air conditioned via a rooftop HVAC unit
- The roof was replaced on the entire building last fall (2023)
- Quick access to major thoroughfares including Barlow Trail, Memorial Drive, Deerfoot Trail, Downtown (10 mins) and a variety of nearby amenities.

## PROPERTY OVERVIEW

|                              |                                    |
|------------------------------|------------------------------------|
| <b>Address:</b>              | 2821 - 3 Avenue NE, Bay 4          |
| <b>District:</b>             | Meridian                           |
| <b>Zoning:</b>               | Industrial General (I-G)           |
| <b>Year Built:</b>           | 1990                               |
| <b>Office Space:</b>         | 859 SF                             |
| <b>Warehouse Space:</b>      | 860 SF                             |
| <b>Total Square Footage:</b> | 1,719 SF                           |
| <b>Average Bay Size:</b>     | 860 SF                             |
| <b>Clear Height:</b>         | 18' (TBV)                          |
| <b>Loading:</b>              | 1 Drive-in (12'w x 14'h)           |
| <b>Power:</b>                | 200 Amps (TBV)                     |
| <b>Reduced Lease Rate:</b>   | <del>\$17.00 PSF</del> \$15.50 PSF |
| <b>Op Costs:</b>             | \$9.83 PSF                         |
| <b>Availability:</b>         | Immediate                          |





# INTERIOR FEATURES // 2821 - 3 Avenue NE, Bay 4





# LOCATION

Located in Central Northeast Calgary, Meridian district, with convenient access to major thoroughfares.

Various amenities in the vicinity including the LRT Blue Line (Marlborough & Franklin Station), local bus routes, and Marlborough Mall. In addition, popular nearby shops include Walmart Supercentre, Home Depot, Canadian Tire, T&T Supermarket and Costco Sunridge.



## Drive Times:

Deerfoot Trail SE: **12 minutes**

Downtown: **10 minutes**

Calgary Airport: **15 minutes**

## Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



Bus / Train Routes:  
Marlborough & Franklin Station



fuel / charging stations

BARLOW TRAIL NE

2821 - 3 Ave NE, Bay 4

CENTRE AVE

28 STREET NE





**Jason Natale** | Vice President  
403.402.3129 | [jnatale@cdnglobal.com](mailto:jnatale@cdnglobal.com)

**Ethan Fong** | Associate  
604.910.2128 | [efong@cdnglobal.com](mailto:efong@cdnglobal.com)

This communication is intended for general information only and not to be relied upon in any way. Consequently, no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010  
Calgary, Alberta T2P 3T7 [www.cdnglobal.com](http://www.cdnglobal.com)

**CDNGLOBAL**<sup>®</sup>  
Commercial Real Estate Advisors